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CANMORE CORRIDOR INTEGRATED LAND MANAGEMENT PLAN

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ENERGY AND NATURAL RESOURCES

CANMORE CORRIDOR INTEGRATED LAND MANAGEMENT PLAN

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CANMORE CORRIDOR INTEGRATED

LAND MANAGEMENT PLAN

Approved for implementation.

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THE CANMORE CORRIDOR INTEGRATED LAND MANAGEMENT PLAN

EXECUTIVE SUMMARY

BACKGROUND

The Canmore Corridor is one of the most highly developed portions of the Eastern Slopes. It provides a major transportation system through the mountains, contains several major mineral extraction and processing facilities, and acts as a service centre for the many recreation opportunities in the surrounding region. As such, resource development pressures for the public lands contained within it have become very great. It is part of the White (or Settlement) Area of Alberta. The Environment Conservation Authority, as a result of the 1973 public hearings into Eastern Slopes management, recognized a particular need for land use zoning in such natural corridors as Canmore. The Eastern Slopes Interdepartmental Planning Committee subsequently has identified the public lands in the Canmore Corridor as having high priority for detailed integrated management planning to implement the Policy for Resource Management of the Eastern Slopes. The Canmore Corridor Integrated Land Management Plan has subsequently been prepared by the Resource Planning Branch, Alberta Energy and Natural Resources, with the cooperation of concerned government departments and other agencies such as the Calgary Regional Planning Commission who are responsible for planning of development on private lands in the Corridor. The Plan has been approved by the Government as a framework for development on public lands in the Canmore Corridor.

TERMS OF REFERENCE

The Plan's terms of reference, as set by the ESIP Committee and approved in principle by the Government, specify that the overall policy for the public lands in the Corridor should be one of intensive development; with transportation, urban requirements of the Town of Canmore, and commercial recreation as first order priorities. The more recent Policy for Recreation Development of Kananaskis Country has reinforced this by calling for the Corridor to be developed as a service centre for the rest of Kananaskis Country to the south, particularly as the base for all permanent residential accommodation. The ESIP Committee saw oil and gas extraction, mineral resource extraction, public recreation and preservation as second order priorities. Kananaskis Country policy calls for a limitation on additional petroleum, natural gas, and mineral licenses and leases within Kananaskis Country. This would, however, allow the local and provincial economic significance of the several existing mineral extraction and processing facilities in the Corridor to continue through expansion, if necessary, of their existing dispositions on public lands. Thus, the second order priorities remain fundamentally the same. Development of the Corridor's coal resources is governed by the existing Alberta Coal Development Policy.

Therefore, the Plan is predicated on the assumption that the Corridor will be an intensive development area with the following priorities for development:

First Order	Transportation Urban Requirements of the Town of Canmore Commercial Recreation
Second Order	Oil and Gas Extraction Mineral Resource Extraction Public Recreation Preservation

ZONING

Based on a detailed analysis of demand, present land use, and development capability, the Plan recommends types of use by zone (see page 16 for the Land Use Plan Map). Each zone designates areas within the Corridor requiring similar overall approaches to development. These designations do not indicate proposed timing of development nor do they attempt to force development where presently none exists. The Plan seeks only to suggest optimum use of these public lands.

MAJOR RECOMMENDATIONS

1. Transportation:

The Corridor accommodates the main highway and one of the two major railways through the Rocky Mountains. As a result, transportation has been assigned the first priority in Corridor planning. It is not anticipated that major road upgrading will be required before 1985-1990. None of the development proposed on public lands in the Corridor will infringe on its transportation function.

2. Urban Requirements of the Town of Canmore:

The provision of adequate land to accommodate urban expansion of the Town of Canmore is very important to ensure that the Corridor is properly developed at an intensive level. The Town has good availability of expandable services, high demand for development requiring additional land, and a large area of adjacent public land physically suitable for urban development. As well, it is desirable to centralize urban development to take advantage of economies of scale and to preserve the natural beauty of the Corridor as much as possible. The benchland area north and east of the Town of Canmore has therefore been designated for intensive development wherein annexation by the Town and subsequent sale of public land would be permitted. The Calgary Regional Planning Commission has also recognized these lands as the only area of public land in the Corridor suitable for urban expansion and has called for annexation of parts of this area to the Town to start in the near future. No further expansion or subdivision of Crown lands will be approved in the area defined for intensive development until annexation by the Town of Canmore takes place. As a recommendation at the time of annexation, a buffer strip should be created between the developments and the adjacent Crown lands.

3. Commercial Recreation:

Large scale facilities such as hotels and motels should be located in the intensive development zone adjacent to Canmore to take advantage of

urban services and preserve the natural beauty of the Corridor. Small scale facilities dependent on locations close to extensive recreation opportunities should continue to be permitted in the east end of the Corridor and in a few other appropriate locations. Intensive facilities should only be permitted where good access, suitable terrain, and freedom from interference with wildlife winter ranges are available, as designated in the Land Use Plan.

4. Oil and Natural Gas Extraction:

Under Kananaskis Country policy, no new oil and natural gas leases and licenses will be available in the Corridor. In terms of existing dispositions, all of which are located in the east end of the Corridor, existing Alberta Oil and Natural Gas Regulations will control development, should it occur.

5. Mineral Resource Extraction:

Under Kananaskis Country policy, no additional mineral leases and licenses will be available in the Corridor, except in the area designated as Category 4 under the Alberta Coal Development Policy, and expansion to allow continuance of existing processing facilities in the Corridor. All proposals for quarrying development should be subject to the approval of the Development and Reclamation Committee and Surface Materials extraction should be centralized as designated in the Land Use Plan in order to preserve the natural beauty of the Corridor.

6. Public Recreation:

A large portion of the public lands in the Corridor are best suited to extensive use. Considerable use is already made of the Corridor for non-commercial recreation facilities to serve such extensive uses. Demand for additional such facilities where permanent buildings are involved should be accommodated only where the land is suitable and good access is available, as designated in the Land Use Plan. The emphasis should be on granting dispositions to groups allowing public access to their facilities and activities. Under Kananaskis Country regulations, no all-terrain vehicle activity, including snowmobiling, is permitted in the Corridor.

7. Preservation:

Although the general intent of this Plan is to focus development in the Corridor, it is important that the natural beauty, necessity to wildlife for winter range, and any important archaeological and historic sites in the Corridor be preserved as much as possible. This will be achieved through the Land Surface Conservation and Reclamation Act for mineral resource development and the Historical Resources Act for development in general.

8. Floodplain:

No additional permanent development should be permitted in this 1 in 100 year floodplain of the Bow River, as identified by Alberta Environment, in order to restrict damage from possible floods and to protect the fishery resource.

9. Horse Grazing:

Annual permits should continue to be the main form of disposition.

IMPLEMENTATION

Implementation of the Plan will be carried out by the Public Lands Division of Alberta Energy and Natural Resources within existing disposition procedures. In the case of major development proposals, the Procedure for Consideration of Major Development Proposals, as outlined in the Policy for Resource Management of the Eastern Slopes, will apply.

INTRODUCTION

BACKGROUND TO THE PLAN

The Canmore Corridor has long been in need of an integrated management plan for public lands contained within it. This is because of strong demands for use of these lands for many purposes, ranging from mineral extraction to housing development.

Until it was disbanded on March 31, 1973, the Eastern Rockies Forest Conservation Board had served as a regional advisory body to guide land development and management on public lands in the Eastern Slopes area, of which the Canmore Corridor is a part. However, this body has no responsibility for the preparation of regional plans. In 1973, the then Environment Conservation Authority held public hearings to obtain input into the management of the Eastern Slopes. Arising from these hearings was a recognition by the E.C.A. of the need for zoning to regulate land use in the Eastern Slopes, particularly in the natural corridors through the mountains, such as the Canmore Corridor:

> "The passes through the mountains become the natural corridors in which the roads, the railways, the utilities, and pipelines tend naturally to be located. They are also the area of maximum population density in these relatively small parts of the Eastern Slopes and become the focus for a very considerable proportion of the human activities that occur here. It is hence all the more necessary that land use in the corridors be especially well planned and different uses integrated with each other so that optimum desirable results are achieved.
>
> (E.C.A. 1974)"

Subsequently, the Eastern Slopes Interdepartmental Planning Committee, (henceforth referred to as the ESIP Committee) was formed to prepare a broad resource management policy for the Eastern Slopes area. In the resulting "A Policy for Resource Management of the Eastern Slopes" (Government policy since July 21, 1977) it was recognized that integrated management planning

was required for all the various sectors of the Eastern Slopes. Therefore, the Resource Planning Branch of Alberta Energy and Natural Resources was asked to prepare an integrated management plan for the public lands in the Canmore Corridor, using the ESIPC regional zoning as a basis and adapting it to suit the more detailed zoning required for optimum disposition of these public lands.

This report therefore constitutes the Canmore Corridor Integrated Land Management Plan. Since its original terms of references were set by the ESIP Committee, a very important factor has come into being. This is the announcement by Alberta Recreation, Parks and Wildlife of plans for recreational development of Kananaskis Country, that portion of the Eastern Slopes including the Canmore Corridor and south to the Highwood River area. The Canmore Corridor is a part of this very large public recreational development and its role in such has become an important consideration in the Canmore Corridor Integrated Land Management Plan.

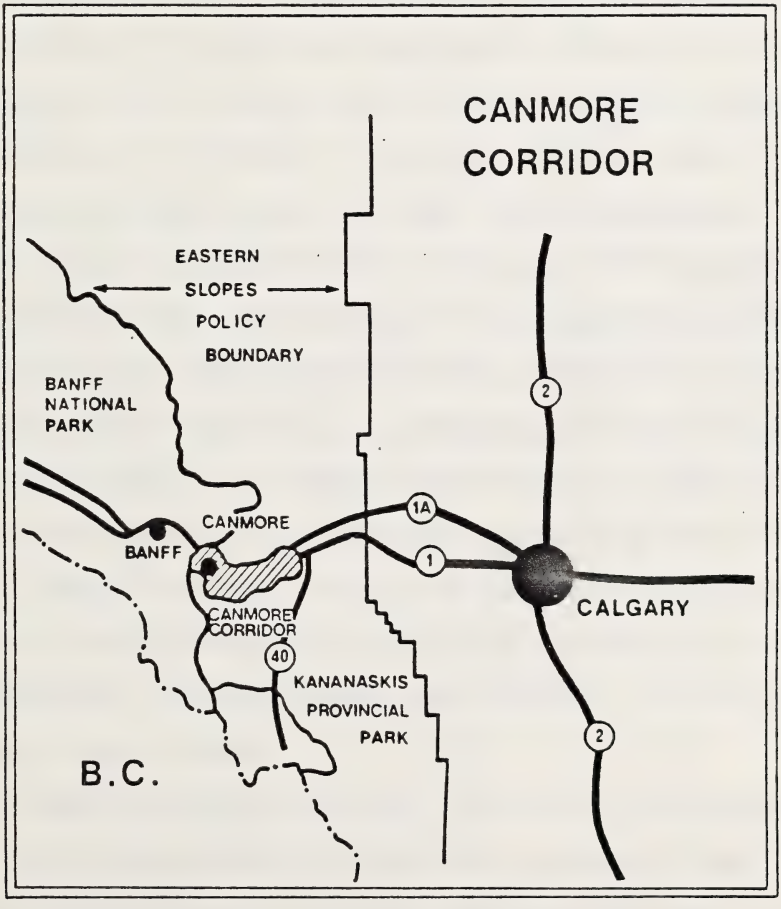
It is intended that this Plan guide development on public lands in the Canmore Corridor for the foreseeable future. However, it is also intended that the plan by systematically reviewed from time to time to deal with changes that cannot be forecast by the Plan.

The Plan consists of an introduction to the study area, discussion of the terms of reference, discussion of the Land Use Plan map and its zones, and a statement on implementation of the Plan.

LOCATION AND EXTENT OF THE STUDY AREA

The Canmore Corridor is located between Calgary and Banff along the Bow River in southwestern Alberta (see following map). It consists of that portion of a natural corridor through the front ranges of the Rocky Mountains which is under the jurisdiction of the Government of Alberta, i.e. the study area is bounded on the west by Banff National Park even though the natural

corridor extends into the park. The other boundaries of the study area very closely approximate the natural extent of the Corridor, i.e. the Forest Reserve boundaries on higher elevations to the north and south and the Stony Indian Reserve on flatter lands to the east. The study area is about 80 square miles in total extent, with an overall length of approximately 20 miles and varying in width from approximately two to six miles. It is part of the White Area.



HISTORY OF THE STUDY AREA

As one of the few natural corridors through the front ranges of the Rocky Mountains, the Canmore Corridor has been heavily used as a transportation route since man first came to the area. There is considerable evidence of

use by early and later Indian groups in the form of trails, campsites, pictographs, etc.

The first white man to enter the Corridor was David Thompson in 1800. He travelled from his camp at High River up the Bow River as far as the Gap (just west of Gap Lake). Exploration and trade have been for the most part unrecorded along the upper Bow River after Thompson, until the Palliser expedition of 1857-1860. Captain John Palliser arrived in the Seebe area in 1858 and then explored the Kananaskis Valley. While Palliser was making his trip to the south, Sir James Hector went west up the Bow River Valley. His observations on the land and its suitability for farming constitute the first inventory data on the Corridor. He named and correlated much of the geological strata as well as naming many of the area's rivers and mountains.

The coming of the Canadian Pacific Railway in 1885 opened up the area for more intensive use. Banff National Park was established in 1887; and the surrounding region was recognized as being valuable for its timber, mineral, and watershed resources. In particular, the Corridor became the central area for coal mining south of the Bow River. In 1910 the Rocky Mountain Forest Reserve was created by the Dominion Government to establish control of natural resources. Parts of the Canmore Corridor were within the boundaries of Banff National Park at this time, and resource extraction was still considered a legitimate national parks land use. The Park boundary was then located east of Exshaw.

The hamlet of Kananaskis had been the site of a lumber operation up to 1883, but with the advent of the railroad, a battery of lime kilns using limestone from large deposits in the Corridor became the focus of industrial activity. Edwin Loder expanded this operation, and by the turn of the century it was large and successful. The Loder's Lime plant was purchased by Steel Brothers of Canada in 1952, and production has steadily increased to the present 450 tons of lime per day.

In 1906 a cement plant was built at Exshaw to utilize the mountain of limestone in the Gap. Production was low until enlargement and modernization were undertaken in 1920; since then output has increased to 13,500,000 bags of cement annually.

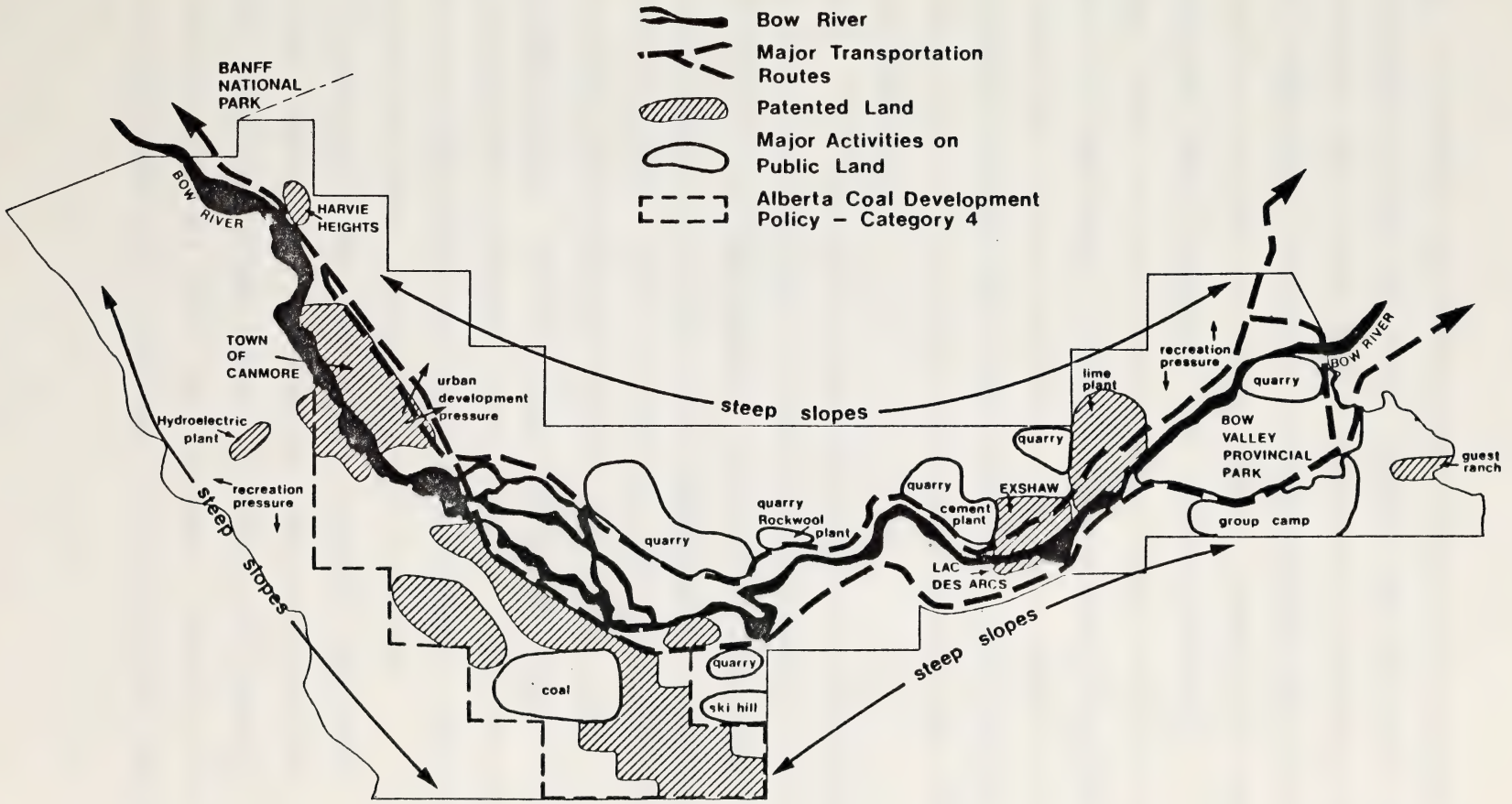
In 1930 the National Park Act, which prohibited resource extraction in park areas, was passed. In order to accommodate the industries in the Corridor, the boundaries of Banff National Park were moved west to their present position. The Corridor then came under the province's jurisdiction.

Since that time, the Corridor has seen little change in land use and administration. Coal mining has continued to be an economically unstable land use; quarrying has continued to be consistently profitable; recreation in its various forms has grown tremendously; and urban development pressure has become a major factor for the Town of Canmore. It is the combination of pressures for all these land uses within the Corridor that makes a good land use plan for managing disposition of the public lands absolutely necessary. The accompanying map (Canmore Corridor: Present Development) illustrates existing development and development pressures in the Corridor.

THE PHYSICAL SETTING

Physiography: The Canmore Corridor contains parts of two physiographic regions: the mountains and foothills. The mountainous ridges are 9000 feet above sea level at the minimum while the valley floor is slightly less than 5000 feet above sea level. Such local differences in relief are visually very impressive throughout most of the Corridor. In the small foothills portion in the east of the Corridor the elevation is generally under 4500 feet above sea level and the terrain is quite rolling. Glacial and fluvio-glacial activity has resulted in such features as valley terraces, moraines, kames, eskers, and fans throughout the Corridor.

CANMORE CORRIDOR:
PRESENT DEVELOPMENT



Climate: The Canmore Corridor generally has a continental-type climate: long cold winters and short cool summers. However, wide variations in climate can be expected yearly, monthly, weekly, and even daily in keeping with its mountain valley nature. For example, it is also very much subject to chinook winds in winter, which melt any snow very quickly. Furthermore, it lies in a precipitation shadow in comparison to the surrounding mountains.

Drainage: The Bow River flows through the whole length of the Corridor and is the main drainage stream. It eventually flows to Hudson's Bay via the South Saskatchewan system and Lake Winnipeg. The valley bottom is prone to flooding, both surface and sub-surface, when the Bow is high. Upstream hydro-electric reservoirs can effect some flow modification but not ensure complete flood control.

Vegetation: The Canmore Corridor is generally considered as belonging to the East Slope Rockies Section of the Sub-Alpine Forest Region of Canada. Thus, Engelmann spruce (Picea engelmanii), white spruce (Picea glauca), alpine fir (Abies lasiocarpa), and lodgepole pine (Pinus contorta) are common throughout the Corridor. However, the warm, dry, south-facing slopes have a forest community resembling the Montane Forest Region, with Douglas fir (Pseudotsuga menziesii), limber pine (Pinus flexilis), and lodgepole pine (Pinus contorta) being predominant. Several particularly dry sites are dominated by grassland communities. Within the small foothills portion of the Corridor, aspen poplar (Populas tremuloides) is prevalent.

Soils: The Corridor has four types of soils: regosolic, developed on stoney parent material; luvisolic, formed under cool, moist conditions; brunisolic, intermediate between regosols and luvisols; and gleysolic, found where excess moisture inhibits soil development. Generally, these soils have a low productivity for crops and are suitable only for extensive grazing.

Wildlife: There is an abundance of wildlife in the Corridor, particularly during the winter when the relative lack of snow, compared to the surrounding mountain areas to the north and south, attracts large numbers of wild ungulates such as elk (Cervus canadensis), and mountain sheep (Ovis canadensis) into the area. Throughout the year, mule deer (Odocoileus heminus) and whitetail deer (Odocoileus virgin virginanus) are plentiful. Black bear (Ursus americanus) have been seen on both sides of the valley but there have been few sightings of moose (Alces alces) even though the valley habitat is considered quite good for them. The area also contains a wide diversity of smaller mammals common to mountain habitats such as beaver (Castor canadensis), marmots and squirrels (Scuiridae spp.), and otters (Mustelidae spp.). The area does not lie in a major flyway and hence does not attract migratory waterfowl. It does contain such bird species as grouse (Canachites canadensis) and osprey (Pandeloin habiaetus).

Fisheries: The Bow River contains a wide variety of sport fish, including rainbow trout (Salmo gairdineri), brown trout (Salmo trutta), Dolly Varden trout (Salvelinus malma), cutthroat trout (Salmo clarki), and Rocky Mountain whitefish (Prospium williamsoni). In addition, beaver dams in the Canmore area are stocked with eastern brook trout (Salvelinus fontinalis). There are presently excellent spawning grounds in the Bow River, particularly southeast of Canmore. Water quality and quantity are considered adequate for good fish habitat.

TERMS OF REFERENCE

The Plan's terms of reference are set out in an Eastern Slopes Interdepartmental Planning Committee directive as follows:

The Corridor shall be an intensive development area.

Study Purpose

This study will produce a detailed plan that will act as the base for the development of the Corridor.

Problem Statement

The Corridor has experienced problems because no development plan existed which:

(1) Assigned priorities to various types of development.
(2) Dealt with size specific development problems.
(3) Ordered compatible land uses.
(4) Provided development guidelines.

Development Priorities

There shall be two orders of priorities, with the following uses, listed in order of importance:

(1) First Order

a. Transportation.
b. Urban requirements of the Town of Canmore.
c. Commercial recreation.

(2) Second Order

a. Oil and gas extraction.
b. Mineral resource extraction and processing.
c. Public recreation.
d. Preservation.

However, the Corridor forms the northernmost sub-region of Kananaskis Country, announced after the ESIP Committee set their terms of reference, and as such is subject to the provisions of the Policy for Recreation Development of Kananaskis Country. This policy was developed to be consistent with the terms of reference of the Plan and calls for development of the Corridor as a service centre for the rest of Kananaskis Country, particularly as the base

for all permanent residential accommodation. This reinforces the ESIP Committee's stated first order development priorities of transportation, urban requirements of the Town of Canmore, and commercial recreation.

The ESIP Committee saw oil and gas extraction, mineral resource extraction, public recreation, and preservation as second order development priorities. However, the Kananaskis Country Policy calls for a prohibition on additional petroleum, natural gas, and mineral licenses and leases within all of Kananaskis Country. This, of course, is not intended to reduce the local and provincial economic significance of existing such dispositions, particularly as a base for the several existing mineral extraction and processing facilities in the Corridor. Thus, the second order priorities remain fundamentally the same. Development of the Corridor's coal resources is, of course, governed by the existing Alberta Coal Development Policy.

These priorities are discussed as follows in order of importance:

Transportation: The Corridor accommodates the eastern entrance to the Kickinghorse Pass route through the Rocky Mountains for the Canadian Pacific Railway and the main Trans-Canada Highway (Highway #1). As a result, transportation has been assigned the first priority in Corridor development planning provincially. As well, local and regional vehicular transportation needs must be considered. The only major road improvement presently foreseen is upgrading of Highway #1 and Highway #1A to increase capacity in the future. It is not anticipated that this will be required before 1985-1990. Several transmission lines carry power from the three hydro-electric plants in the Corridor to serve the prairies of Alberta. As these plants are presently very close to utilizing all the hydro-electric power possible from the Corridor area, it is not anticipated that additional transmission lines will be required.

Urban Requirements of the Town of Canmore: The provision of adequate land to accommodate urban expansion of the Town of Canmore is very important to ensuring that the Corridor is properly developed at an intensive level, particularly as the base for all permanent residential accommodation in Kananaskis Country. This is because the Town has a good availability of services which can be expanded to meet new needs, a high demand for development requiring additional land, and a large area of adjacent public land physically suitable for development. As well, it is desirable to centralize urban development to take advantage of economies of scale and to preserve the natural beauty of the Corridor as much as possible. Most of the other settlements in the Corridor are either very small hamlets based on local resource extraction where there is no demand for urban development foreseen (i.e. Gap, Kananaskis, and Spray), or are cottage areas with very limited services which could not form the base for urban development (i.e. Harvie Heights and Lac des Arcs). Exshaw, the only settlement in the Corridor aside from the Town of Canmore with some urban services, cannot expand because of a lack of physically suitable adjacent land.

The benchland area north and east of the Town of Canmore is physically suitable for urban development and well located for access to highways and services. The Calgary Regional Planning Commission has also identified these lands as the only area of public lands desirable for urban expansion in the Corridor and has called for their annexation to the Town in the near future. These lands have therefore been designated in the Land Use Plan for intensive development wherein annexation by the Town of Canmore and subsequent sale of public land would be permitted.

Commercial Recreation: There is a strong and ever-growing demand for additional commercial recreation opportunities in the Corridor which reinforces the desirability of developing it as a service centre for the recreation

opportunities in Kananaskis Country. This demand grows out of the large number of existing recreation opportunities in the general area particularly Banff National Park, the ongoing Kananaskis Country recreational development, and the rapid growth of population and per capita disposable income in nearby population centres such as Calgary.

In terms of additional large scale commercial recreation facilities such as hotels and motels, it is appropriate that they be located close to the Town of Canmore to take advantage of urban services and help to centralize intensive development so as to preserve as much as possible the natural beauty of the Corridor. Thus, such facilities should be permitted in the intensive development zone north and east of the Town when the lands available for such purposes inside the present corporate limits have been used up. Smaller scale facilities, such as guest ranches, are more dependent on location close to extensive recreation opportunities. They should continue to be permitted in the east end of the Corridor, where such use is already well established. Commercial recreation facilities of an intensive use nature, such as additional ski hills, should only be permitted where good access, suitable terrain, and freedom from interference with wildlife winter ranges is available, as designated in the Land Use Plan.

Oil and Gas Extraction: No oil is known to exist beneath the Corridor. There is some possibility of natural gas reservoirs in the east end of the Corridor. There has been no recent exploration activity in the Corridor. Thus, it is not expected that oil and natural gas will be of major consequence in the Corridor even though large areas in the east end are held under petroleum and natural gas leases. Under Kananaskis Country Policy no additional oil and natural gas leases and licenses will be available in the Corridor. Existing Alberta Oil and Natural Gas Regulations will control development on the existing leases should it occur.

Mineral Resource Extraction: Extraction and processing of both surface and subsurface minerals, as well as sand and gravel, is a well-established land use in the Corridor and a major source of employment for local residents. (See page 28 for map of existing dispositions.) Under Kananaskis Country Policy, existing dispositions associated with mineral extraction activity will continue to be worked until the identified mineral deposits have been depleted within acceptable economic and environmental limits. Dispositions to allow expansion of existing facilities will also be permitted. However, no additional mineral leases and licenses will be available in the Corridor except where permitted under the Alberta Coal Development Policy. Dispositions for sand and gravel extraction should be centralized to help preserve the natural beauty of the Corridor. The area shown as X_8 on the Land Use Plan is most suitable. Disposition should only be permitted elsewhere if it can be shown that suitable material is not available in this area.

Public Recreation: A large portion of the public lands in the Corridor are best suited to extensive uses such as hiking, climbing, trail riding, canoeing, fishing, hunting, cross-country skiing, photography, and nature study. This is due to the attractive scenery, the large number of watercourses, the abundance of wildlife, and the limited physical suitability of much of the land for more intensive use. Under Kananaskis Country Policy, two areas have been set aside specifically for use by snowmobiles and other all-terrain vehicles. These areas are at McLean Creek and Sibbald Flats. All-terrain vehicle activity, including snowmobiling, is prohibited throughout the rest of Kananaskis Country which includes the Canmore Corridor.

Considerable use is already made of the Corridor for non-commercial recreation facilities, such as group camps, to serve such extensive uses as described above. As with commercial recreation facilities, the demand for use of public land to accommodate non-commercial facilities can be expected to continue to grow. If permanent facilities are involved, this should only

be accommodated where the land is physically suitable and good access is available, as designated in the Land Use Plan. The emphasis should be on granting dispositions to groups allowing access to their facilities and activities, rather than to private individuals, in order to maximize benefit to the general public.

Preservation: Although the general intent of the Plan is to suggest considerable development in the Corridor, it is also important that preservation concerns should be taken into account.

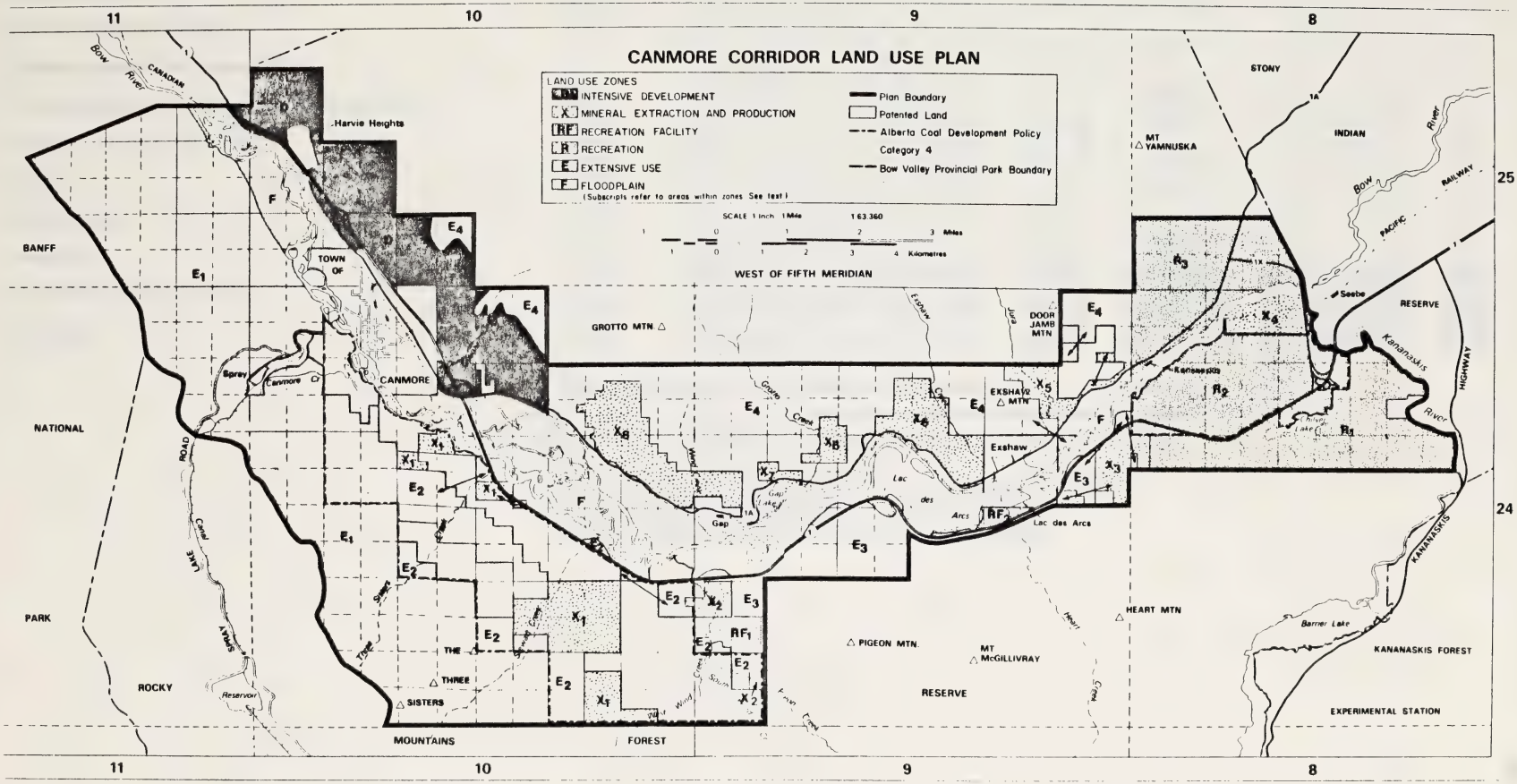
The Corridor is an area of great natural beauty, due to the magnificence of the surrounding mountain peaks, the charm of the meandering Bow River, the abundance of wildlife, and the attractively wooded nature of the valley floor and lower slopes. Therefore, it is essential to minimize the environmental impact of resource extraction during both the operational and reclamation stages. This is achieved through the Land Surface Conservation and Reclamation Act.

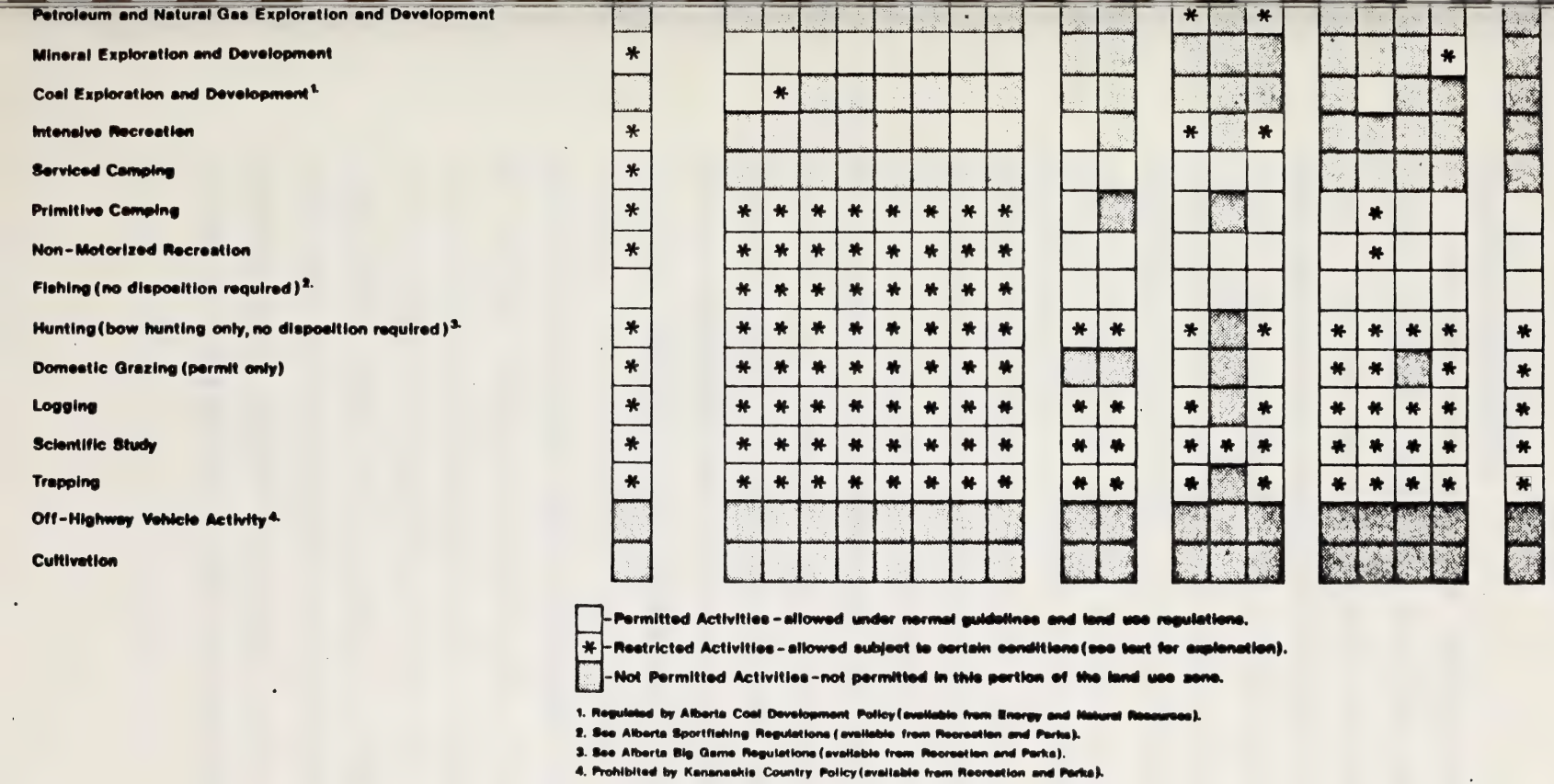
As well, the archaeological and historical importance of the Corridor as one of the few natural corridors through the Front Range of the Rocky Mountains, must be considered. Several sites of archaeological interest have been identified by the Archaeological Survey of Alberta. Presently, there are no sites designed as being of archaeological historical significance under the Alberta Historical Resources Act. However, this Act requires that the developer of any site ensure that a professional archaeological survey is conducted and any endangered sites properly investigated before development occurs.

RECOMMENDED LAND USE

The accompanying Canmore Corridor Land Use Plan Map illustrates this Plan. Areas of public land in the Corridor requiring similar overall approaches to development have been designated into zones. The regional scale zoning of the Policy for Resource Management of the Eastern Slopes and the Terms of Reference form the basis for this more localized zoning. However, the Policy recognizes that integrated management planning may identify a need for zoning changes as a result of detailed examination of resource capability, government policies, and demand patterns for each portion of the Eastern Slopes. In line with the Policy, some minor zoning changes from what is shown in the Policy document are recommended in this Integrated Management Plan.

A general description of each zone follows. The Land Use Matrix on page 17 should be referred to for detailed information as to permissible uses. This matrix applies the activities used in the Eastern Slopes Policy matrix to the Canmore Corridor. It should be noted that there is a prohibition under Kananaskis Country Policy on all-terrain vehicle activity, including snowmobiling, throughout the Corridor. Hunting is restricted under the Alberta Big Game Regulations to bow hunting only throughout the Corridor. Fishing is restricted under Alberta Sportfishing Regulations. Trapping is restricted under Alberta Trapping Regulations. Scientific study is permitted only if areas of public land are not consequently withheld from public use.


CANMORE CORRIDOR LAND USE PLAN
LAND USE ZONES
INTENSIVE DEVELOPMENT
MINERAL EXTRACTION AND PRODUCTION
RECREATION FACILITY
RECREATION
EXTENSIVE USE
FLOODPLAIN
(Subscripts refer to areas within zones See text)
Plan Boundary
Patented Land
Alberta Coal Development Policy Category 4
Bow Valley Provincial Park Boundary
SCALE 1 Inch 1 Mile 1:63,360
Miles
Kilometres
WEST OF FIFTH MERIDIAN
11
10
9
8
25
24
Bow River
CANADIAN
Harvie Heights
BANFF
NATIONAL
PARK
ROCKY
MOUNTAINS
TOWN OF
CANMORE
Spray
Canmore
ROAD
Canal
LAKE
Spray
Reservoir
GROTTO MTN
DOOR JAMB MTN
EXSHAW MTN
Exshaw
Lac des Arcs
Gap
THE THREE SISTERS
PIGEON MTN.
MT McGILLIVRAY
RESERVE
FOREST
HEART MTN
Barrier Lake
KANANASKIS FOREST
EXPERIMENTAL STATION
STONY
INDIAN
MT YAMNUSKA
RAILWAY
PACIFIC
Seebe
RESERVE
Kananaskis River
HIGHWAY
KANANASKIS



- Permitted Activities - allowed under normal guidelines and land use regulations.
- * - Restricted Activities - allowed subject to certain conditions (see text for explanation).
- Not Permitted Activities - not permitted in this portion of the land use zone.

1. Regulated by Alberta Coal Development Policy (available from Energy and Natural Resources).
2. See Alberta Sportfishing Regulations (available from Recreation and Parks).
3. See Alberta Big Game Regulations (available from Recreation and Parks).
4. Prohibited by Kananaskis Country Policy (available from Recreation and Parks).

D - INTENSIVE DEVELOPMENT

This zone contains the lands recognized under the Plan as being suitable for intensive development to meet the urban requirements of the Town of Canmore and demands for intensive recreation facilities such as hotels and motels due to appropriate topography and access to highways and services. As well, location of intensive development in one such central location will allow good economies of scale and better preservation of the natural beauty of the Corridor. The Calgary Regional Planning Commission has also identified these lands as the only area of public lands suitable for urban expansion in the Corridor and has called for their annexation to the Town of Canmore starting in the near future. Annexation and sale of land following annexation is permissible in this zone. However, annexation will probably occur over an extended period of time. Therefore, dispositions for extensive use such as non-motorized recreation, primitive camping, scientific study, domestic grazing, and trapping can be permitted until annexation occurs. Dispositions for permanent development such as intensive recreation, commercial development, industrial development, residential development, and Surface Materials extraction will not be permitted in areas annexed to the Town of Canmore. At the time of annexation, an agreement should be made between Public Lands Division and the Town of Canmore that a buffer strip will be created and maintained in the annexed area between the permanent development and the Crown lands. There are two existing Quarry leases in this zone. A Mineral Surface Lease has been granted for one of these lease areas. If annexation was to be sought for the areas under these leases before quarrying was completed, normal procedures would apply. Logging, in the form of timber salvage, will be permitted to allow urban development as annexation occurs.

X - MINERAL EXTRACTION

This zone includes all the public lands for which coal, quarrying and surface materials rights are presently disposed, except where the disposition is sub-surface and a surface lease for another use is held. This exception is necessary because it is only with the consent of the surface holder that access to the sub-surface can be obtained, unless access is enforced by the Surface Rights Board.

Where mineral extraction or processing operations are in progress, no ther land uses are permissible. In the case of areas held for later development by sub-surface lease (i.e. parts of Area 1, Area 3, Area 4 south of the railway, parts of Areas 5-8), other dispositions are possible but only on a temporary and "no permanent facilities" basis so as to not prevent eventual development of the mineral resource. Such temporary uses would include non-motorized recreation, primitive camping, scientific study, trapping and domestic grazing. Logging, in the form of timber salvage, will be permitted in order to access the mineral resource. Most of the existing mineral operations are based on Mineral Surface Leases issued before 1973. Therefore, they are subject to the Surface Reclamation Act which allowed requirements for reclamation to be written into individual leases. The Land Surface Conservation and Reclamation Act came into effect in 1973 and requires that all mineral operations based on leases issued after that date must be reclaimed upon exhaustion of the mineral resource. The Plan therefore will comment on the suitability of lands leased after this Act came into effect for other uses following exhaustion of the mineral resources. This Act also applies retroactively to leases issued before 1973 if the addition of a reclamation requirement would not conflict with mineral extraction operations as set out by the individual leases. As no additional requirements have been placed on

pre-Act leases, it can be assumed that such conflicts would be involved. As a result, any rehabilitation that does occur depends entirely upon the voluntary action of individual leaseholders. Thus this Plan is unable to forecast the suitability of most of this zone for other uses following exhaustion of the mineral resource.

Surface Materials extraction activity should be centralized in order to help preserve the natural beauty of the Corridor. Area X_8 is most suitable as there is an abundance of surface materials in it and extraction has been well established. Disposition outside this area should only be permitted if it is shown that suitable material is not available within it.

Under the 1973 Act, coal development is automatically subject to approval by the Development and Reclamation Committee. Any proposals for quarrying development may be subject to the Act if the proposal in question is deemed of special significance by the Assistant Deputy Minister of Public Lands. In view of the importance of preserving the natural beauty of the Corridor, all proposals for quarrying development should be subject to the approval of the Development and Reclamation Committee under the Act. A brief description of each area within the zone follows with discussion as to suitability for other disposition if the leases are subject to the Land Surface Conservation and Reclamation Act. Only disposition for extensive uses such as non-motorized recreation, primitive camping, scientific study, and grazing would be appropriate.

Area X_1 is held for present and future coal extraction by the Dillingham Corporation. It is part of the only portion of the Corridor zoned under the Alberta Coal Development Policy for possible coal development under normal approval procedures (Category 4). The rest of the Corridor is considered Category 1 where no coal exploration or development is permitted. The most southerly portion has not yet been issued with a

Mineral Surface Lease and any development will thus be subject to the Land Surface Conservation and Reclamation Act. This portion therefore has good potential for dispositions allowing extensive use until coal extraction occurs, if at all, and after coal extraction has been completed.

Area X_2 includes two Quarry Lease areas. The more southern and a small part of the northern lie within Category 4 of the Coal Development Policy and could thus be developed for coal if the present leases are given up. A Mineral Surface Lease has not yet been issued for the southern portion. This means that the Land Surface Conservation and Reclamation Act can apply to any quarry devleopment on it. Therefore, this portion could be disposed for extensive use until quarry development occurs, if at all, and after it has been completed.

Area X_3 includes two yet unworked Quarry Leases on Heart Mountain. These steep and presently attractively wooded slopes give the westbound traveller the first real sense that the mountains are being entered. As well, the general area is considered to be important winter range for elk. As Mineral Surface Leases have not yet been given to permit quarry development on the eastern portion which makes up the bulk of the area, any such development will be subject to the Land Surface Conservation and Reclamation Act. This area therefore has good potential for disposition allowing extensive use until mineral extraction occurs, if at all, and after such extraction is completed.

Area X_4 is held under Quarry Lease. The portion north of the Canadian Pacific Railway is presently used as a shale pit.

All but one of the portions of Area X_5 are held under Quarrying Leases to supply limestone to the adjacent Steel Brothers of Canada lime manufacturing plant (which is on patented land). The small strip between Highway #1A and the patented land to the north is too narrow for other

disposition and so is considered part of the area. Mineral surface leases for quarrying development were issued before implementation of the Conservation and Reclamation Act. However, Steel Brothers of Canada is voluntarily reclaiming some of its leased areas and thus dispositions for extensive uses may be possible upon expiry of the leases.

Both portions of Area X_6 are held under Quarrying Lease. Some of the easterly portion is also held under Miscellaneous Lease to Canada Cement LaFarge for a cement manufacturing plant. The company is presently undertaking a major beautification progamme involving tree and shrub planting to screen the cement plant and the quarries. As only some of the Mineral Surface Leases in this portion were issued following the implementation of the Conservation and Reclamation Act, reclamation of the entire quarried portion will not necessarily occur. Mineral Surface Leases have not yet been issued for the western portion. Therefore, dispositions for extensive use are appropriate until the portion is developed as a quarry, if at all, and after quarry operations have been completed.

Area X_7 is held under Quarry and Mineral Surface Leases. It contains a quarry and small plant for the manufacturer of rockwool by the Alberta Rockwool Corporation.

Much of Area X_8 is held under quarrying leases for limestone. A small portion is held under Surface Materials Leases and Licenses for sand and gravel extraction. The remainder is presently undisposed.

RF - RECREATION FACILITY

This zone contains lands in the Corridor that are presently used for intensive recreation facilities. Such use is appropriate in that access and topography are suitable. Logging should only be permitted to help enhance the use of this zone for recreation unless sanitation cutting is required. Additional intensive recreation facilities, other than expansion of the existing facilities in this zone, is directed under the Plan to the "Intensive Development" zone.

Area RF_1 contains the area leased by Pigeon Mountain Developments Ltd. for a ski hill and ancillary facilities. As such, no other dispositions are possible unless the lease is terminated. If this lease were terminated, the area would continue to have potential for intensive recreation of a commercial or public nature based on the existing ski hill development. It would also have potential for disposition for extensive recreation use such as non-motorized recreation and primitive camping. Disposition for non-recreation uses would not be desirable given the suitability of the area for recreation and its existing development for such.

Area RF_2 contains the Lac des Arcs highway campground operated by Alberta Recreation, Parks and Wildlife and public lands adjacent to it. Disposition for other uses on these adjacent lands is not recommended given the possible need for later expansion of the campground.

R - RECREATION

This zone contains the public lands in the Corridor that are best used to development of extensive recreation opportunities and facilities to serve such opportunities. Dispositions for non-motorized recreation, primitive camping, serviced camping, and grazing should be permitted. Intensive recreation should be permitted only where the facility is a base for extensive recreation activity, e.g. group camps and guest ranches. Park-type activities are also suitable. Logging should be permitted only to enhance recreational use unless sanitation cutting is required. Most of the zone is held under Petroleum and Natural Gas Leases which are sub-surface only and cannot therefore dictate surface land disposition.

Area R_1 is centered on Chilver Lake and is presently under Miscellaneous Lease for group camps, cottages, a guest ranch, and a Grazing Lease held by the guest ranch. The area is well suited to this type of use as the poor soil and resultant poor vegetation are incapable of supporting more than such extensive activity. The lease held by the Y.M.C.A. for group camp purpose provides that all of their leased area, except for the developed area with buildings, shall be accessible to the general public. This should continue.

Area R_2 contains the 1978 boundaries of Bow Valley Provincial Park. Permissable uses are regulated by Provincial Parks legislation.

Area R_3 is known as the Yamnuska area and consists of benchlands and a portion of the lower slopes of Mount Yamnuska. It is already well used by the general public for hiking, climbing, and other extensive activities. There are several Miscellaneous Leases held for cottages and guest ranches.

E - EXTENSIVE USE

Most of this zone consists of wooded slopes on both sides of the Corridor which are unencumbered by dispositions and thus have maintained their original natural beauty. A large portion of the zone, particularly the southern part of Areas E_1 and E_2, all of Area E_3, and most of Area E_4 have a particularly important role in providing winter range for large ungulates such as mountain sheep and elk. As such, the zone as a whole is best suited to extensive uses such as non-motorized recreation, fishing, hunting, primitive camping, scientific study and trapping. Grazing may be permitted on a restricted basis if, in the opinion of the Lands Division, the individual disposition will not significantly detract from extensive use of the zone.

Although the Alberta Forest Service have identified small pockets of marketable timber in Areas E_1, E_2, and E_3, they do not feel there is any potential for 'commercial logging' i.e. large-scale timber extraction operations. As well, the importance of these Areas for wildlife and to maintaining the natural beauty of the Corridor would make 'commercial logging' difficult even if potential for it existed. It is therefore recommended that timber extraction in this zone be restricted to very small operations only unless sanitation cutting is required for fire, disease, or insect control.

Dispositions for Surface Material extraction are permissible in this zone if suitable material is not available in Area X_8 of the Mineral Extraction and Production Zone, and the proposed extraction, in the opinion of the Lands Division, will not significantly detract from extensive use of the zone. Approval from Alberta Environment must also be obtained.

Area E_2 contains those public lands where coal exploration and development is permitted by the Alberta Coal Development Policy under normal approval (Category 4) but where no dispositions are presently held.

Permissible dispositions in this zone should be temporary in nature so as to not prevent possible future coal exploration and development. Logging, in the form of timber salvage, would be necessary to access coal.

F - FLOODPLAIN

This zone contains the public lands within the 1 in 100 year floodplain of the Bow River as estimated by Alberta Environment. Further permanent development should not be permitted within this zone in order to restrict damage from possible floods and to protect the sports fishing resource recognized by the Plan. Non-motorized recreation and primitive camping are suitable. Logging should be restricted to sanitation cutting only. Domestic grazing under permit is permitted. Dispositions for extraction of Surface Materials are permissible subject to the approval of Alberta Environment through existing review mechanisms and if suitable materials are not available in Area X_8.

IMPLEMENTATION

Administration

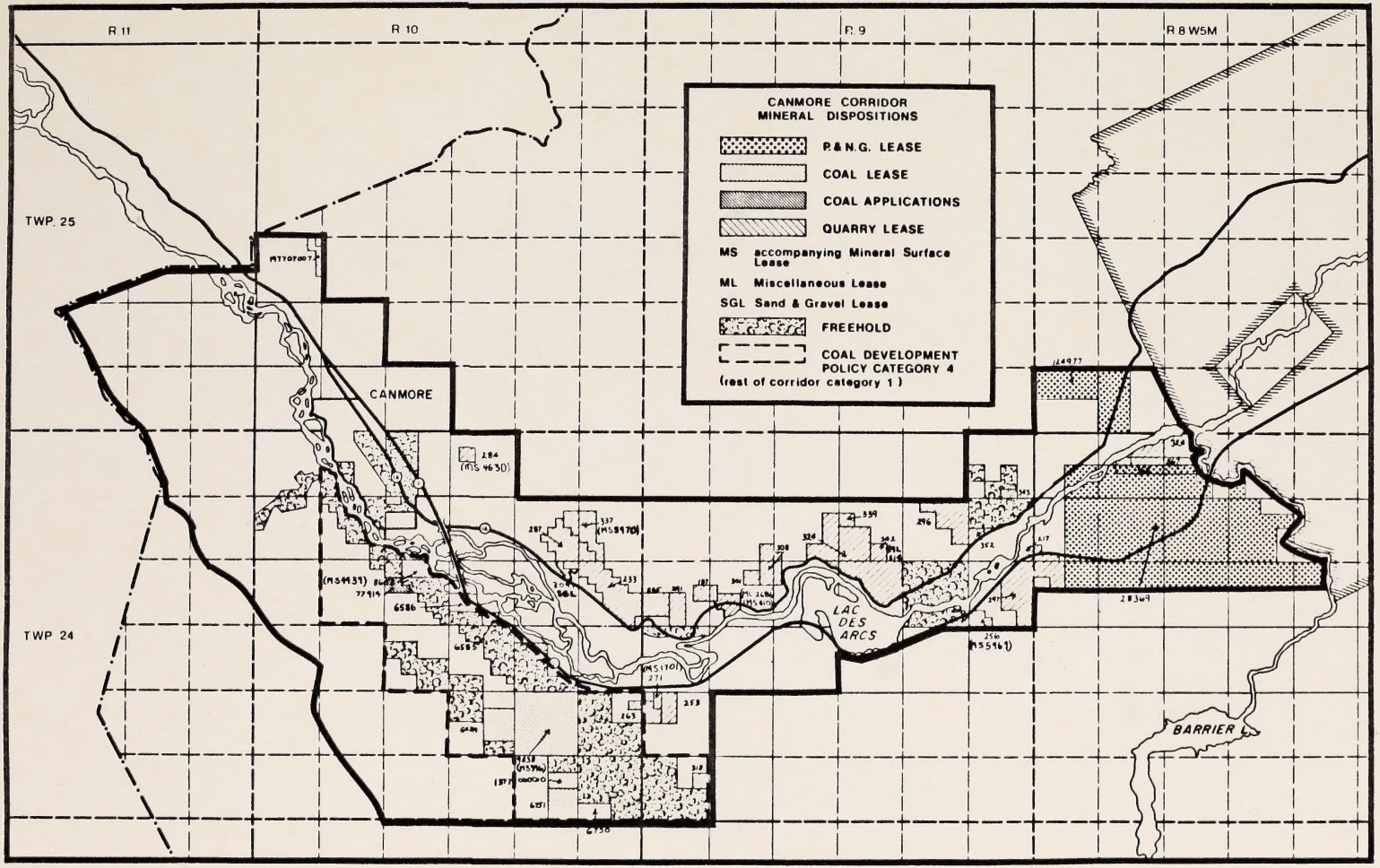
Administration of public lands in the Corridor will continue to be the responsibility of the Public Lands Division, Alberta Energy and Natural Resources. Public lands will not be sold in the Corridor, in accordance with A Policy for Resource Management of the Eastern Slopes, except in the area annexed by the Town of Canmore. For dispositions other than major development proposals, the normal system of dispositions will apply. Reservations should be modified as necessary to meet the intent of this Plan. Liaison with the Calgary Regional Planning Commission should be maintained to accommodate the demand for additional development land of the Town of Canmore in the "intensive development" zone.

Monitoring and Plan Review

Implementation of the Plan will be monitored by the Resource Planning Branch of Alberta Energy and Natural Resources, in consultation with other appropriate governmental bodies. The Plan should be systematically reviewed from time to time in order to deal with changes that cannot be forecast by this Plan. As an example, the suitability for other uses of areas presently held under Mineral Extraction Leases and Licenses should be reviewed when extraction of the subject mineral deposit has been completed.

Major Development Proposals

In the event of major development proposals, the Procedure for Consideration of Major Development Proposals as outlined in A Policy for Resource Management of the Eastern Slopes will apply.


R 11
R 10
R 9
R 8 W5M
TWP. 25
TWP 24
CANMORE
CANMORE CORRIDOR
MINERAL DISPOSITIONS
P & N.G. LEASE
COAL LEASE
COAL APPLICATIONS
QUARRY LEASE
MS accompanying Mineral Surface Lease
ML Miscellaneous Lease
SGL Sand & Gravel Lease
FREEHOLD
COAL DEVELOPMENT POLICY CATEGORY 4
(rest of corridor category 1)
LAC DES ARCS
BARRIER

N.L.C. - B.N.C.
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